

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 18;

THENCE S 00°00'00" W ALONG SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, A DISTANCE OF 50.00 FEET;

THENCE N 89°05'43" W A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FRONTIER STREET (WELD COUNTY ROAD NO. 15) AND THE POINT OF BEGINNING;

THENCE N 89°05'43" W, PARALLEL WITH AND 50.00' DISTANT FROM THE NORTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 1342.58 FEET;

THENCE S 00°00'00" E A DISTANCE OF 1268.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18;

THENCE N 88°56'00" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1268.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18;

THENCE N 00°17'49" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1314.58 FEET TO THE CENTER ONE-QUARTER CORNER OF SECTION 18;

THENCE S 89°05'43" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, A DISTANCE OF 2617.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FRONTIER STREET (WELD COUNTY ROAD NO. 15)

THENCE S 00°00'00" W ALONG THE WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,740,576 SQUARE FEET OR 39.958 ACRES MORE OR LESS.

OWNER'S APPROVAL:

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

BY: JAMES ALAN OWEN
JAMES ALAN OWEN

BY: CANDACE CARR OWEN
CANDACE CARR OWEN

BY: JACQUELINE OWEN
JACQUELINE OWEN

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF April 2009 BY JAMES ALAN OWEN AND CANDACE CARR OWEN.

WITNESS MY HAND AND OFFICIAL SEAL.

Melissa Leyba-Farnsworth
NOTARY PUBLIC
JANUARY 21, 2013
MY COMMISSION EXPIRES

MELISSA LEYBA-FARNSWORTH
NOTARY PUBLIC
STATE OF COLORADO

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1ST DAY OF April 2009 BY JACQUELINE OWEN.

WITNESS MY HAND AND OFFICIAL SEAL.

Francisco Sheer
NOTARY PUBLIC
June 22, 2011
MY COMMISSION EXPIRES



TOWN APPROVAL:

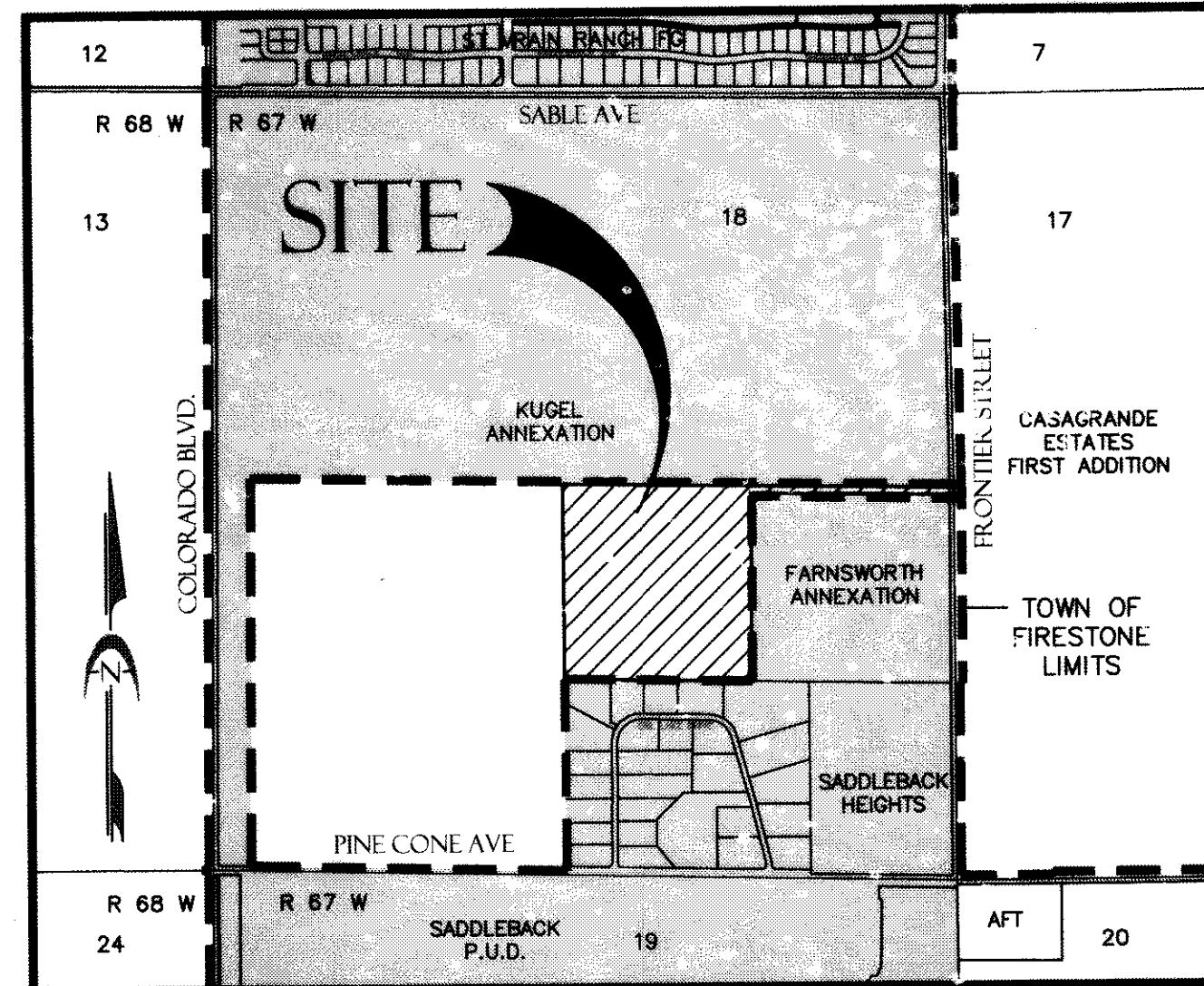
APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS 22ND DAY OF January, 2009 BY

ORDINANCE NO. 706
Chad Ann
MAYOR

Judy L. Hegwood
ATTTEST: TOWN CLERK



OUTLINE DEVELOPMENT PLAN
OWEN QUARTER HORSES
TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 1 OF 2



VICINITY MAP

1"=1200'

LAND USE TABLE

LAND USE	ACRES	DENSITY	DU'S	%
RESIDENTIAL:	5+/-	1-2/ACRE	5-10	13
CONTINUING QUARTER HORSE				
OPERATION:	35			
FUTURE DEVELOPMENT:	35	1-2/ACRE	35-70	87
OPEN SPACE (AS REQUIRED AT THE TIME OF SUBDIVISION, INCLUDED IN THE GROSS ACREAGE ABOVE.)				
TOTAL:	40		40-80	100

OWNERS:

J. ALAN OWEN & CANDACE C. OWEN
9477 WCR #15
LONGMONT, CO 80504
(720) 233-3708

JACQUELINE OWEN
994 CAMBRIDGE AVENUE
SUNNYVALE, CA 94087

LAND SURVEYOR:

FLAGSTAFF SURVEYING, INC.
TABLE MESA SHOPPING CENTER
637 SOUTH BROADWAY,
SUITE C
BOULDER, COLORADO 80305
(303) 499-9737
CONTACT: STEVEN J. SELLARS

CIVIL ENGINEER:

ALLIANCE CONSULTING ENGINEERS AND SURVEYORS
625 MAIN STREET
LONGMONT, CO 80501
(303) 485-8700 PHONE
(303) 532-2018 FAX
CONTACT: MICKEY LEYBA-FARNSWORTH

PROJECT CONCEPT:

THIS 39.96 ACRE SITE IS TO BE SUBDIVIDED INTO SINGLE FAMILY LOTS. THE PROPERTY IS MADE UP OF TWO SEPARATE PARCELS WHICH ARE IDENTIFIED AS LOTS A AND B, AMENDED RECORDED EXEMPTION NO. 2636. PARCEL A IS 5.32 ACRES AND CONTAINS A RESIDENTIAL HOUSE AND THREE OUTBUILDINGS USED AS SHOPS. PARCEL B IS 34.68 ACRES AND IS USED FOR A HORSE TRAINING, BOARDING AND BREEDING OPERATION. INITIAL DEVELOPMENT WILL INCLUDE THE SUBDIVISION OF PARCEL A WHICH WILL BE REFERRED TO AS PHASE I. LOT SIZES WILL VARY FROM .4 TO 1.0 ACRES, SO TO CREATE AN OPEN AND SPACIOUS FEELING. LOT B (PHASE II) WILL BE SUBDIVIDED AT A LATER DATE. IT IS INTENDED THAT THE LARGER APPROXIMATELY ONE ACRE STYLE LOTS WILL BE UTILIZED ALONG THE COMMON BOUNDARY WITH THE EXISTING OWL LAKE ESTATES WHICH HAS DEVELOPED AS A LARGE LOT SINGLE FAMILY DEVELOPMENT. IT IS ALSO INTENDED THAT THE SMALLER, APPROXIMATELY ONE-QUARTER ACRE STYLE LOTS WILL BE UTILIZED ALONG THE COMMON BOUNDARY WITH THE PLANNED FARNSWORTH ANNEXATION, WHICH IS ZONED FOR SMALLER RESIDENTIAL LOTS. HORSE TRAINING, BOARDING AND BREEDING WILL CONTINUE TO OPERATE AND THE TWO STORY METAL BARN AND SEVERAL OUT BUILDINGS WILL REMAIN UNTIL THE PARCEL IS SUBDIVIDED FOR THE FUTURE PHASE II RESIDENTIAL DEVELOPMENT.

REGIONAL IMPACTS:

THE FUTURE PHASE I AND II SUBDIVISION SHOULD NOT HAVE SIGNIFICANT IMPACTS ON THE TOWN OF FIRESTONE AND THE SURROUNDING AREAS. THIS PROJECT WILL BE CONSISTENT WITH AND IN CONFORMANCE WITH THE FIRESTONE COMPREHENSIVE PLAN AND ANY AND ALL REQUIREMENTS BETWEEN WELD COUNTY AND THE TOWN OF FIRESTONE.

ENVIRONMENTAL INFORMATION:

THE CENTRAL TO EASTERN PART OF THE SITE IS FAIRLY FLAT WITH MANY TREES AROUND THE EXISTING HOUSE. THE WESTERN PORTION OF THE SITE DROPS OFF TO THE WEST ALLOWING FOR HOME SITES WITH GREAT VIEWS. THERE ARE NO STREAMS OR WETLANDS APPARENT ON THE PROPERTY. A COPY OF THE PHASE I ENVIRONMENTAL ASSESSMENT HAS BEEN INCLUDED IN THIS PACKET FOR YOUR REVIEW AND CONSIDERATION. REPORT PREPARED BY APEX CONSULTING SERVICES, INC., LOUISVILLE, COLORADO DATED OCTOBER 6, 2003 AND REVIEWED AUGUST 18, 2004.

UTILITIES:

WATER: TOWN OF FIRESTONE
SEWER: ST. VRAIN SANITATION DISTRICT
GAS: SOURCE GAS
ELECTRIC: UNITED POWER

THE OWEN QUARTER HORSES DEVELOPMENT SHALL REQUIRE A WATER LINE CONNECTION TO THE TOWN OF FIRESTONE LINE. IT IS ANTICIPATED THAT THIS CONNECTION WOULD COME FROM A FUTURE 12" WATER LINE THAT IS PLANNED WEST OF THE PROPERTY. THIS FUTURE WATER LINE EXTENSION COULD THEN BE LOOPED THROUGH THE FARNSWORTH ANNEXATION TO THE EAST.

SANITARY SEWER SERVICE WILL REQUIRE A SEWER EXTENSION FROM EITHER OWL LAKE ESTATES OR FROM THE SADDLEBACK HEIGHTS SUBDIVISION WHICH IS STUBBED TO THE SOUTH PROPERTY LINE OF THE FARNSWORTH ANNEXATION.

THE INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS PROPOSAL WILL BE THE DEVELOPER'S RESPONSIBILITY.

GRADING:

LOT GRADING WILL BE MINIMIZED. STORM WATER WILL BE CHanneled TO A ROADWAY STORM DRAINAGE SYSTEM, DETAINED AS REQUIRED BY TOWN OF FIRESTONE AND RELEASED AT THE HISTORIC DISCHARGE POINT LOCATED AT THE SOUTHEAST CORNER OF PARCEL B.

SERVICE REQUIREMENTS:

POLICE PROTECTION: TOWN OF FIRESTONE
FIRE PROTECTION: FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
STREET MAINTENANCE: STREETS WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
RECREATION: CARBON VALLEY RECREATION DISTRICT
SCHOOLS: ST. VRAIN VALLEY SCHOOL DISTRICT

CIRCULATION SYSTEMS:

OWEN QUARTER HORSES IS APPROXIMATELY ONE QUARTER MILE WEST OF FRONTIER STREET. ACCESS FROM FRONTIER STREET IS VIA AN EXISTING 50 FOOT WIDE PRIVATE DRIVE. ACCESS OF LOT A TO LOT B IS CURRENTLY PROVIDED BY A 20' ACCESS EASEMENT ACROSS LOT A. THE DEVELOPMENT OF PHASE I WILL PROVIDE ACCESS TO LOT B AND TO FRONTIER STREET VIA THE EXISTING 30' AND 50' ACCESS EASEMENTS ACROSS LOT B. PHASE II SECONDARY ACCESS IS ANTICIPATED TO COME FROM THE NORTH OR WEST. EMERGENCY ACCESS UNTIL THE DEVELOPMENT OF PHASE II WILL BE FROM THE SOUTH, THROUGH AN EXISTING IRRIGATION AND GAS ACCESS EASEMENT TO OWL LAKE DRIVE, ACROSS LOT 6 OF OWL LAKE ESTATES.

LAND USE AND ZONING:

EXISTING ZONING IS AGRICULTURAL WHICH IS INTENDED FOR THE CONDUCT OF AGRICULTURAL ACTIVITIES AND ACTIVITIES RELATED TO AGRICULTURE AND AGRICULTURAL PRODUCTION. PERMITTED USES INCLUDED THE AGRICULTURAL USES ALLOWED BY RIGHT AS WELL AS HORSE TRAINING, BOARDING, AND BREEDING USES AS PERMITTED UNDER WELD COUNTY USR-1108. ALL EXISTING USES WILL CONTINUE UNTIL THE DEVELOPMENT OF LOT B (PHASE II). NO MORE THAN 110 HORSES, 5 DOGS OVER FOUR MONTHS OF AGE, 4 GOATS AND 20 CHICKENS MAY BE KEPT ON THE PROPERTY AT ANY TIME.

THE PROPOSED ZONING FOR THE PROPERTY IS PLANNED UNIT DEVELOPMENT FOR RESIDENTIAL-A (PUD R-A) USES.

DENSITY:

DENSITY AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS FOR THE RESIDENTIAL-A ("R-A") LAND USE CATEGORY. THE PLAN FOR THIS DEVELOPMENT IS 1 TO 2 DWELLINGS PER ACRE. LOT SIZES WILL VARY FROM .4 TO 1.0 ACRES.

BUILDING HEIGHT:

BUILDING HEIGHTS WILL CONFORM TO FIRESTONE DEVELOPMENT REGULATIONS.

OIL AND GAS DEVELOPMENT:

THERE ARE CURRENTLY 2 GAS WELLS ON LOT B OF THE PROPOSED ANNEXATION. EXISTING OIL AND GAS COMMISSION REGULATIONS DO NOT PERMIT ANY MORE GAS OR OIL WELLS ON THIS ANNEXATION SITE WITHOUT A CHANGE IN WELL DENSITY SPACING. COLORADO OIL AND GAS COMMISSION SAFETY STANDARDS APPLY ALONG WITH ALL RULES AND REGULATIONS OF FIRESTONE AND THE STATE OF COLORADO.

DEVELOPMENT SCHEDULE:

IT IS THE OWNER'S INTENT TO PROCESS A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR PHASE I UPON APPROVAL OF THE ANNEXATION AND ODP. INITIAL DEVELOPMENT OF PHASE I IS ANTICIPATED TO BEGIN IN 2009.

PARK DEVELOPMENT:

PUBLIC LAND DEDICATION WILL BE PROVIDED AT THE TIME OF THE FIRST FINAL DEVELOPMENT PLAN FOR THE ENTIRE PROPERTY (BOTH LOTS A AND B) AND ANY POTENTIAL PUBLIC LAND DEDICATION WILL BE IDENTIFIED AT THAT TIME.

PRIVATE MAINTENANCE AND ENFORCEMENT:

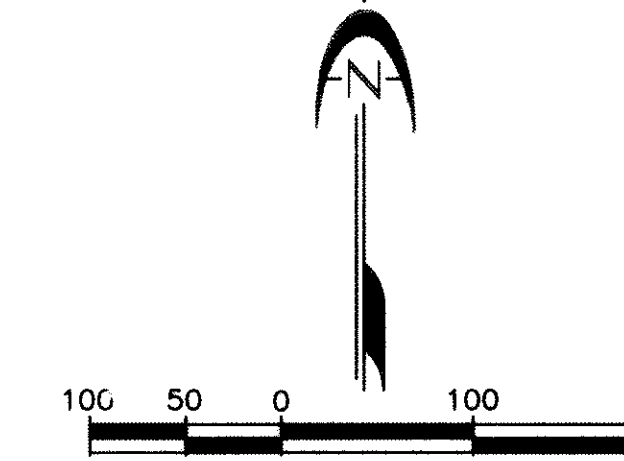
COVENANTS WILL BE APPLIED DURING THE BUILDING PROCESS. FINAL DEVELOPMENT PLANS WILL BE CONTROLLED IN DETAIL BY THE APPROVAL OF THE TOWN OF FIRESTONE WITH PRIOR PLANNING REVIEW.

FIRESTONE INFORMATION BLOCK	
OUTLINE DEVELOPMENT PLAN	
NAME OF SUBMITTAL:	OWEN QUARTER HORSES
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILE NUMBER:	
PREPARATION DATE:	02/14/03
REVISIONS DATE:	09/17/08
REVISIONS DATE:	10/23/08
REVISIONS DATE:	01/30/09
REVISIONS DATE:	03/19/09
REVISIONS DATE:	#
SHEET 1 OF 2	

OUTLINE DEVELOPMENT PLAN OWEN QUARTER HORSES

TOWN OF FIRESTONE,
WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 2

Please Return To:
Town of Firestone
P.O. Box 100
Firestone, CO 80520



KUGEL ANNEXATION
TO THE TOWN OF FIRESTONE
REC. NO. 3427729
EXISTING ZONING: PUD-OS

CENTER OF SECTION 18 T 2 N, R
67 W FOUND #6 REBAR WITH 2"
ALUMINUM CAP LS 23500

FUTURE CONNECTION TO NORTH TO BE
DETERMINED WITH PRELIMINARY PLAT
FOR PHASE II

30' EASEMENT AND RIGHT OF WAY GRANTED TO
JAMES ALAN & CANDACE C. OWEN JUNE 5,
2002 RECEPTION NO. 2958359

EAST QUARTER CORNER OF
SECTION 18, T 2 N, R 67 W
FOUND 3 1/4" BRASS CAP IN
RANGE BOX, TOP OF CAP ILLEGIBLE

CURVE C1
R=27.41'
L=43.49'
Delta=90°53'05"
CH: N38°06'45"E
39.07'

LOT A
PHASE I
(5-10 SINGLE FAMILY RESIDENTIAL UNITS)
ZONING: PLANNED UNIT DEVELOPMENT RESIDENTIAL-A
(PUD R-A)
AREA = 5.32 ACRES MORE OR LESS

AREA = 1.82 ACRES MORE OR LESS

50' ACCESS EASEMENT ACROSS LOT B FOR
THE BENEFIT OF LOT A REC. NO. 3004887

500'00"00"W
50.00'
N 89°05'43"W
30.00'

POINT OF BEGINNING

LOT 19 PAMELA JO ALARID
REC. NO. 2809723
CASAGRANDE ESTATES - FIRST
ADDITION BK 14, BK 47A

FARNSWORTH ANNEXATION
TO THE TOWN OF
FIRESTONE RECEPTION NO.
3334178 EXISTING ZONING:
PUD R-A

EXISTING STRUCTURES KEY:

- ① HORSE SHED
- ② WOODWORKING SHOP
- ③ SHED - TO BE REMOVED AT A LATER TIME.
- ④ EQUIPMENT REPAIR SHOP, WELDING & MACHINING
- ⑤ HORSE SHED
- ⑥ HORSE SHED
- ⑦ MOBILE HOME FOR WORKERS

NOTE:

EXISTING USES INCLUDE AGRICULTURAL USES ALLOWED BY RIGHT,
HORSE TRAINING, BOARDING AND BREEDING APPROVED UNDER WELD
COUNTY USR-1108. ADDITIONAL USES INCLUDE MISCELLANEOUS OUT
BUILDINGS FOR WOODWORKING, EQUIPMENT REPAIR, AND STORAGE.

SIoux CT.

LOT 20 ALAN & MARIE HLAVA
REC. NO. 2506992
CASAGRANDE ESTATES - FIRST
ADDITION BK 14, BK 47A

LAWSON ANNEXATION
TO THE TOWN OF FIRESTONE
BOOK 1511, PAGE 534

LEGEND:

- SET #5 REBAR WITH ALUMINUM CAP LS 27615
- FOUND ALIQUOT MONUMENT AS INDICATED
- /// EXISTING TOWN LIMITS
- ⓔ - EASEMENT EASEMENT FOR THE USE OF THE FOLLOWING:
DRAINAGE, EXISTING GAS AND OIL COMPANY
FACILITIES AND LINES, IRRIGATION, LANDSCAPING
AND UTILITIES.
- ⓖ GAS TANKS
- Ⓢ SEPARATOR FACILITIES

FIRESTONE INFORMATION BLOCK	
OUTLINE DEVELOPMENT PLAN	
NAME OF SUBMITTAL:	OWEN QUARTER HORSES
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PREPARATION DATE:	02/4/03
REVISIONS DATE:	09/7/08
REVISIONS DATE:	10/23/08
REVISIONS DATE:	01/3/09
REVISIONS DATE:	03/19/09
REVISIONS DATE:	#